

**CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.
AGENDA-BOARD OF DIRECTORS MEETING**

Date: Tuesday, January 3, 2023

Time: 7:00 P.M. - Annual Board Meeting

Place: Township 7 EMS Building; 2103 Cherry Point Rd, New Bern, NC

- I. WELCOME/INTRODUCTIONS
- II. OLD BUSINESS
 - A. Natural Gas Project
 - B. Trailer Amendment
 - C. Speeding Study
- III. REPORTS
 - A. Financial Report
 - B. Landscaping
 - C. Pond Maintenance
- IV. ELECTIONS OF 2023 BOARD OF DIRECTORS
- V. OWNER /GUEST CONCERNS AND/OR COMMENTS
(Anyone who wishes to speak will be allowed 5 minutes on the floor)
- VI. MOTION TO ADJOURN

IF YOU CAN NOT ATTEND THE MEETING IN PERSON, JOIN US VIRTUALLY BY USING THIS GOOGLE MEET LINK <https://meet.google.com/jff-xhju-xsn>

**MINUTES OF A MEETING OF THE HOMEOWNERS
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Monday, January 3, 2023
Time: 7:00 PM
Place: 2103 Old Cherry Point Rd Twp 7 EMS Building
Present: Kelly McGroder, Angela Desmond, Jason Maxey,
Diane Anderson (Southeast Property Management)
Absent:

Items of Business

ESTABLISH QUORUM:	(50%=55.5) Quorum was not established. (34/55.5) 17 Physical Attendance 02 Virtual Attendance 15 Proxy Forms Received
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7:03 PM WELCOME/INTRODUCTIONS: Jason introduced himself, Angela, Kelly and Diane. He thanked everyone for attending.

7:05 PM OLD BUSINESS: Jason explained the Natural Gas Project that was proposed over the summer and how the proposed project was handled and how the project fizzled out due to lack of interest. Jason explained that the proposed amendment to the trailer rule was suspended indefinitely so that the covenants can be updated all at the same time after 2024. Nick Benson questioned the bylaws in regards to voting on amendments, including what percentage vote was required. Jason reviewed the speeding study that was done over the summer and Officer Scott Johnson spoke about how the study and the equipment works. Residents voiced concern over the speeding delivery trucks and school buses. Discussion was had about lowering the speed limit in the neighborhood and getting solar speed signs. Board may look into contacting the alderman for grant money.

7:37 PM REPORTS: No Annual Budget was proposed for this meeting due to lack of properly elected board. Budget will be proposed once elections have been concluded. Jason read an expense report and explained our basic yearly expenses. Landscaping fees increased due to gas prices. Ponds are fully functional but erosion will need to be addressed this year. Residents expressed interest in beautifying the front entrance.

BOARD OF DIRECTORS ELECTION: Since quorum was not present, it was agreed that the meeting would adjourn and the election would take place on January 10, 2023 at 7pm. This allows the quorum requirement to be reduced by 50%. Mr. Ravi Sharma was self-nominated for election of the Board of Directors and will be added to the ballot. Nick Benson referenced Bylaw Article 4, Section 2 that states "Directors need to be residents of The State of North Carolina" and motioned to strike that line from the bylaws. His motion was rejected unanimously by the members present. An email will be sent with details about the follow up meeting and description of job duties for all positions.

OPEN FORUM: Meeting continued for informational purposes. Residents asked if there were any rules about how long Christmas decorations can be left displayed or sprawled out on lawns. There are currently no rules to address this.

Residents raised concern about the dog waste being left on yards. Kelly reminded members about Restrictive Covenant Article L, Section 8 stating that “No signs of any kind shall be displayed to the public view...”. Residents expressed interest in a neighborhood-only communication method for things such as items for sale. Residents were concerned about the bread that is being left for the ducks around the common area/farm field. Residents are reminded that bread is not healthy for animals and this may be considered littering. Concern over an AirBNB on Delanie was voiced. The property manager had sent a letter with no response. Angela has been in touch with the city to learn about the local ordinances concerning AirBNBs. The city is investigating. Officer Daniels spoke to members about other topics including animal control and noise ordinances. City of New Bern ordinances can be found at [Code of Ordinances | New Bern, NC | Municode Library](#). A resident spoke about how hard the acting board was working to resolve all issues and pleaded with everyone to be patient and participate to help everything go smoothly.

MEETING ADJOURNED: JASON MOTIONED TO ADJOURN, AND KELLY SECONDED THE MOTION AT 8:45 PM. THE MOTION PASSED UNANIMOUSLY.

Next Meeting: Tuesday, January 10, 2023
Respectfully Submitted by: Kelly McGroder